

LOT 31
IN OR 1050/427
BUCKHEAD SUB PB 6/135-136

KIRKLAND SHEILA
11639 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	2002	1,652	182,454
FGR	441	55	2002	243	26,838
FOP	37	30	2002	11	1,215
USP	192	30	2012	58	6,406
TOTALS	2,322			1,964	216,913

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,964	120.1382	126.15	247,759	2002	2002	0	0	0 12.45	87.55		
1 SINGLE FAM 100% - 2003 Heated Area: 1652 HX Base Yr 2003													
11639 BUCKHEAD TR, BRYCEVILLE													

TOTAL OB/XF 2,940													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/20/2026	MLU						

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					216,913				
TOTAL MARKET OB/XF VALUE					2,940				
TOTAL LAND VALUE - MARKET					42,000				
TOTAL MARKET VALUE					261,853				
SOH/AGL Deduction					135,572				
ASSESSED VALUE					126,281				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					74,870				
TOTAL JUST VALUE					261,853				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					247,375				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005515	REPAIR/RRF	17,831	05/28/2019
B020193	XFOB	4,992	09/01/2002
B019106	NEW CONSTR	118,617	12/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1050/0427	4/17/2002	WD	Q	I		126,400			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: KIRKLAND SHEILA									
1020/1573	11/21/2001	WD	U	V	19	20,500			
GRANTOR: BUCKHEAD LAND & TIMBE									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W15 USP=[YR=2012] N12 W16 S12 E16 \$ W31S33FGR=[YR=2002] S21 E21 N21 W21 \$ E21 S6 E6 FOP=[YR=2002] S3 E7 N3 W2 N4 W4 S4 W1 \$ E1 N4 E4 S4 E14 N39 \$.									

Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS